Development Control – Delegated Officer Report

Application Number: ADC/0445/07 **Recommendation – Permit Application**

Site: **16 Longcroft Southdown Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of old metal windows with white UPVC double glazed windows and door to balcony**

The Application

The application site contains a three storey flat development (known as Longcroft) located on the north east corner of the intersection of Hebe & Southdown Roads within the Shoreham-by-Sea Conservation Area.

The applicant proposes to replace five existing windows and a balcony door with like-for-like white UVPC substitutes in order to assist in reducing heat loss from the flat.

Each of the other flats within the building has similar windows and frames. No. 21 had a similar upgrade of windows approved by Council in 2004.

Consultations and Representations

The Conservation Advisory Committee has advised of no objection to the proposal. Council has received no other correspondence on the application.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Planning Assessment

The Appearance
The chosen materials match the existing building and will not alter the existing character or streetscape of the area.

Effects on Neighbours
The proposal will not impact on neighbouring properties. Furthermore, the materials match that undertaken on a nearby unit in the same block of flats.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Standard Time Limit)

Case Officer: D. Reynolds

Date: 16/8/07. CJ 16.8.07